



# City of Westminster

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www.westminster-ca.gov

## Notice of Availability of Draft Environmental Impact Report

**To:** Agencies, Organizations, and Interested Parties

**From:** City of Westminster

**Public Notice:** Notice is hereby given that the City of Westminster has completed the Draft Environmental Impact Report (Draft EIR) for the project identified below. The Draft EIR describes and evaluates the environmental effects of the proposed project and project alternatives.

**Project Title: Moran Street Specific Plan**

**Project Location:** The 20-acre Specific Plan project site is bound by Bolsa Avenue to the north, Bishop Place to the south, retail/light industrial land uses to the west, and residential development to the east. The site is fully developed with retail, light industrial, medical, public facility, and residential uses: specifically, bakery/café, restaurants, grocery, small retail, a significant number of auto repair/maintenance shops, a fire station, Saigon Villas condominiums, and the Asian Garden Mall.

**Project Description:** The proposed project consists of the Moran Street Specific Plan and associated general plan amendment (GPA) and zone change (ZC). The Specific Plan would allow for the development of a mix of land uses consisting of retail, office, hotel, residential, and surface and structured parking. The GPA would change the Commercial-General designation to Planned Development. The ZC would change Commercial-Industrial (C-M), General Business (C-2), Light Industrial (M-1), and Residential (R-5 [19–24 dwelling units/acre]) to Specific Plan (SP) and eliminate the Planned Development (PD) and Parking Overlays. The Specific Plan would reduce the existing retail square footage by 23,450 square feet (mostly auto repair/maintenance shops), to allow for an increase of 38,400 square feet of office space, 120 hotel rooms, and 215 residential units compared to existing conditions. The Asian Garden Mall and the Saigon Villas are not anticipated to change. Although the project site is 20 acres, only 16 acres are anticipated to be redeveloped with new land uses.

**Significant Environmental Impacts:** The project would have significant impacts in the following environmental areas as identified in the Draft EIR: construction-related air quality and noise, and greenhouse gas emissions.

**Document Availability:** The Initial Study is available for review at the following locations:

- City of Westminster, Planning Division, 8200 Westminster Boulevard, Westminster, CA 92683
- Westminster Library, 8180 13<sup>th</sup> Street, Westminster, CA 92683
- The Draft EIR is also available online at <http://www.westminster-a.gov/default.asp>

**Agency/Public Comments:** The City will accept written comments on the Draft EIR between **September 23, 2011** and **November 7, 2011**. Please indicate a contact person for your agency or organization and send your comments to:

City of Westminster  
Community Development Department, Planning Division  
8200 Westminster Boulevard  
Westminster, CA 92683  
Attention: Kelvin Parker, Senior Planner

Your comments may also be sent by FAX to (714) 899-9660 or by email to [kparker@westminster-ca.gov](mailto:kparker@westminster-ca.gov)  
(please include the name of the project in the subject heading)

For additional information about the project or the CEQA process please contact Kelvin Parker at (714) 548-3487.

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